

# 價單 Price List

## 第一部份：基本資料 Part 1 : Basic Information

期數名稱 Name of Phase	128 WATERLOO	期數 (如有) Phase No. (if any)	(見附註) (See remark)
期數位置 Location of Phase	窩打老道128號 128 Waterloo Road		
期數中的住宅物業的總數 The total number of residential properties in the Phase	110		

印製日期 Date of Printing	價單編號 Number of Price List
1 November 2020	1

## 修改價單 (如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
26 November 2020	1A	--
28 January 2021	1B	--
5 March 2021	1C	--
27 April 2021	1D	--
5 May 2021	1E	--
19 July 2021	1F	✓
8 November 2021	1G	--
14 November 2021	1H	--
2 December 2021	1I	✓
11 December 2021	1J	✓
11 December 2021	1K	✓
7 January 2022	1L	✓

附註: 期數為先前建於九龍內地段1900號之發展項目中「住宅部分」之重建項目，並無期數編號。

Remark: The Phase is the redevelopment of the "Residential Accommodation" of the development previously erected on Kowloon Inland Lot No.1900 and has no Phase number.

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
16 February 2022	1M	✓
24 May 2022	1N	--
1 June 2022	1O	--
18 July 2022	1P	--
9 August 2022	1Q	--
13 August 2022	1R	--
18 January 2023	1S	--
24 March 2023	1T	--
2 May 2023	1U	--
10 May 2023	1V	--
5 July 2023	1W	--
16 August 2023	1X	--
15 September 2023	1Y	--
1 November 2023	1Z	--

附註: 期數為先前建於九龍內地段1900號之發展項目中「住宅部分」之重建項目，並無期數編號。

Remark: The Phase is the redevelopment of the “Residential Accommodation” of the development previously erected on Kowloon Inland Lot No.1900 and has no Phase number.

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元，每平方米 (元，每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
128 WATERLOO	3	B	48,404 (521) 露台 Balcony: 2,051(22) 工作平台 Utility Platform: 1,500 (16)	13,692,000	282,869 (26,280)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	3	C	31,795 (342) 露台 Balcony: 2,051(22) 工作平台 Utility Platform: -- (--)	9,209,000	289,637 (26,927)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	3	D	48,996 (527) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	<del>16,120,000</del> 16,604,000	<del>329,006 (30,588)</del> 338,885 (31,507)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	3	E	30,763 (331) 露台 Balcony: 2,050(22) 工作平台 Utility Platform: -- (--)	10,709,000	348,113 (32,353)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	3	F	51,262 (552) 露台 Balcony: 2,050(22) 工作平台 Utility Platform: 1,545 (17)	17,534,000	342,047 (31,764)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	3	G	49,650 (534) 露台 Balcony: 2,025(22) 工作平台 Utility Platform: 1,545 (17)	16,962,000	341,631 (31,764)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	5	A	53,747 (579) 露台 Balcony: 2,086(22) 工作平台 Utility Platform: 1,500 (16)	16,501,000	307,012 (28,499)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	5	B	48,483 (522) 露台 Balcony: 2,051(22) 工作平台 Utility Platform: 1,500 (16)	14,335,000	295,671 (27,462)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	5	C	31,795 (342) 露台 Balcony: 2,051(22) 工作平台 Utility Platform: -- (--)	9,624,000	302,689 (28,140)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
128 WATERLOO	5	D	48,996 (527) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (--)	<del>16,604,000</del> 17,101,000	<del>338,885</del> (31,507)  349,028 (32,450)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	5	E	30,763 (331) 露台 Balcony: 2.050(22) 工作平台 Utility Platform: -- (--)	<del>11,031,000</del> 11,361,000	<del>358,580</del> (33,326)  369,307 (34,323)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	5	F	51,262 (552) 露台 Balcony: 2.050(22) 工作平台 Utility Platform: 1.545 (17)	<del>18,060,000</del> 18,602,000	<del>352,308</del> (32,717)  362,881 (33,699)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	5	G	49,650 (534) 露台 Balcony: 2.025(22) 工作平台 Utility Platform: 1.545 (17)	<del>17,472,000</del> <del>17,995,000</del> 18,355,000	<del>351,903</del> (32,719)  362,437 (33,699)  369,688 (34,723)  369,688 (34,373)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	6	A	53,747 (579) 露台 Balcony: 2.086(22) 工作平台 Utility Platform: 1.500 (16)	17,244,000	320,837 (29,782)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	6	B	48,483 (522) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: 1.500 (16)	14,980,000	308,974 (28,697)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	6	C	31,795 (342) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: -- (--)	10,056,000	316,276 (29,404)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
128 WATERLOO	6	D	48,996 (527) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (--)	17,101,000	349,028 (32,450)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	6	E	30,763 (331) 露台 Balcony: 2.050(22) 工作平台 Utility Platform: -- (--)	11,361,000	369,307 (34,323)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	6	F	51,262 (552) 露台 Balcony: 2.050(22) 工作平台 Utility Platform: 1.545 (17)	18,602,000	362,881 (33,699)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	6	G	49,650 (534) 露台 Balcony: 2.025(22) 工作平台 Utility Platform: 1.545 (17)	17,995,000	362,437 (33,699)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	7	A	53,747 (579) 露台 Balcony: 2.086(22) 工作平台 Utility Platform: 1.500 (16)	18,020,000	335,275 (31,123)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	7	B	48,483 (522) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: 1.500 (16)	15,654,000	322,876 (29,989)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	7	C	31,795 (342) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: -- (--)	10,509,000	330,524 (30,728)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	7	D	48,996 (527) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (--)	17,615,000	359,519 (33,425)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	7	E	30,763 (331) 露台 Balcony: 2.050(22) 工作平台 Utility Platform: -- (--)	11,702,000	380,392 (35,353)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
128 WATERLOO	7	F	51.262 (552) 露台 Balcony: 2.050(22) 工作平台 Utility Platform: 1.545 (17)	19,160,000	373,766 (34,710)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	7	G	49.650 (534) 露台 Balcony: 2.025(22) 工作平台 Utility Platform: 1.545 (17)	18,535,000	373,313 (34,710)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	8	A	53.747 (579) 露台 Balcony: 2.086(22) 工作平台 Utility Platform: 1.500 (16)	18,380,000	341,973 (31,744)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	8	B	48.483 (522) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: 1.500 (16)	15,968,000	329,353 (30,590)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	8	C	31.795 (342) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: -- (--)	<del>10,719,000</del> 10,880,000	<del>337,128 (31,342)</del> 342,192 (31,813)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	8	F	51.212 (551) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.545 (17)	19,699,000	384,656 (35,751)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	8	G	49.650 (534) 露台 Balcony: 2.025(22) 工作平台 Utility Platform: 1.545 (17)	19,092,000	384,532 (35,753)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	9	A	53.747 (579) 露台 Balcony: 2.086(22) 工作平台 Utility Platform: 1.500 (16)	18,656,000	347,108 (32,221)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	9	B	48.483 (522) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: 1.500 (16)	16,207,000	334,282 (31,048)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
128 WATERLOO	9	C	31.795 (342) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: -- (--)	10,880,000	342,192 (31,813)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	9	F	51.212 (551) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.545 (17)	20,093,000	392,349 (36,466)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	9	G	49.650 (534) 露台 Balcony: 2.025(22) 工作平台 Utility Platform: 1.545 (17)	19,473,000	392,205 (36,466)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	10	A	53.747 (579) 露台 Balcony: 2.086(22) 工作平台 Utility Platform: 1.500 (16)	18,936,000	352,317 (32,705)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	10	B	48.483 (522) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: 1.500 (16)	16,451,000	339,315 (31,515)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	10	C	31.795 (342) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: -- (--)	11,044,000	347,350 (32,292)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	10	F	51.212 (551) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.545 (17)	20,495,000	400,199 (37,196)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	10	G	49.650 (534) 露台 Balcony: 2.025(22) 工作平台 Utility Platform: 1.545 (17)	19,862,000	400,040 (37,195)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	11	A	53.747 (579) 露台 Balcony: 2.086(22) 工作平台 Utility Platform: 1.500 (16)	19,220,000	357,601 (33,195)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
128 WATERLOO	11	B	48,483 (522) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: 1.500 (16)	16,698,000	344,409 (31,989)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	11	C	31,795 (342) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: -- (--)	11,209,000	352,540 (32,775)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	11	F	51,212 (551) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.545 (17)	20,905,000	408,205 (37,940)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	11	G	49,650 (534) 露台 Balcony: 2.025(22) 工作平台 Utility Platform: 1.545 (17)	20,260,000	408,056 (37,940)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	12	A	53,747 (579) 露台 Balcony: 2.086(22) 工作平台 Utility Platform: 1.500 (16)	19,508,000	362,960 (33,693)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	12	B	48,483 (522) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: 1.500 (16)	16,947,000	349,545 (32,466)	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	12	C	31,795 (342) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: -- (--)	11,376,000	357,792 (33,263)	--	--	--	--	--	--	--	--	--	--



### 第三部份:其他資料

### Part 3:Other Information

- (1) 準買家應參閱期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

#### 第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

#### 第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

#### 第 53(3) 條 / Section 53(3)

如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 – (i) 該臨時合約即告終止; (ii) 有關的臨時訂金即予沒收; 及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase – (i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

- (3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。  
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- (4) 註：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣 (如有) 按售價計算得出之價目，皆以四捨五入方式至最接近之千位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: “Price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The amount obtained after applying the relevant discount(s) (if any) on the Price will be rounded to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(4) (i) 支付條款  
Terms of payment

於簽署臨時買賣合約時，買方須繳付相等於樓價5%作為臨時訂金，其中港幣\$300,000作為部分臨時訂金必須以銀行本票繳付，臨時訂金的餘款可以銀行本票或支票繳付。所有本票/支票必須由香港持牌銀行所發出，並且抬頭必須為賣方律師行「的近律師行」或「Deacons」。

Purchasers shall pay the preliminary deposit which is equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase, of which HK\$300,000 being part of the preliminary deposit shall be paid by a cashier's order and the balance of the preliminary deposit can be paid by cashier's order or cheque. All cheques/ cashier's orders shall be issued by a licensed bank in Hong Kong, and shall be made payable to the Vendor's solicitors "Deacons" or "的近律師行".

(A4) 120 天現金優惠付款計劃 (照售價減11%)

120 days Cash Payment Plan (11% discount from the Price)

1. 臨時訂金即樓價5%於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後5個工作天內簽署正式買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價5%於買方簽署臨時買賣合約後60天內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.
3. 樓價90%於買方簽署臨時買賣合約後120天內付清。  
90% of the purchase price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.

(4) (ii) 售價獲得折扣基礎  
The basis on which any discount on the Price is available:

1. 見第 4(i) 段。  
See paragraph 4(i).
2. 至優校園區優惠  
Premium Campus Discount  
買方如有就讀、曾經就讀、報讀或曾經報讀包括何文田或九龍塘區內之幼稚園、小學、中學或大專院校（“地區學校”），或有就讀、曾經就讀、報讀或曾經報讀地區學校之親屬，即為合資格人士，可獲賣方提供相等於售價2%之折扣優惠，並即時在售價上扣減。  
Any Purchaser who is studying, studied, is enrolling or enrolled in any kindergarten, primary school, secondary school or tertiary institution in Ho Man Tin or Kowloon Tong district (“District School”) or who has any Relative studying, studied, enrolling or enrolled in any District School will be regarded as an “Eligible Person”, and shall be entitled to a discount offered by the Vendor which is equivalent to 2% of the Price. The discount will be deducted from the Price directly.  
  
「親屬」就任何個人而言，指其之配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、祖父母或外祖父母、孫子女或外孫子女、兄弟姊妹、伯叔父、舅父、姑母、姨母、侄、甥、侄女或甥女，惟買方必須已出示令賣方滿意之有效證明文件證明親屬關係。  
“Relative”, in relation to an individual, means a spouse, parent, child, parent-in-law, child-in-law, grandparent, grandchild, sibling, parent's sibling, nephew or niece of that individual Provided That the Purchaser has provided relevant supporting documents to the satisfaction of the Vendor to prove the relationship.

何文田及九龍塘區指位處「何文田」及「九龍塘」分區計劃大綱圖所覆蓋之範圍。買方在簽署臨時買賣合約前須提供令賣方滿意的證明文件證明其為

「合資格人士」，賣方就相關買方是否「合資格人士」有絕對決定權，而賣方之決定為最終及對買方具有約束力。

Ho Man Tin and Kowloon Tong districts refer to the areas covered by the Ho Man Tin and Kowloon Tong outline zoning plans. The Purchaser shall before signing of the preliminary agreement for sale and purchase provide evidence for proof of being an "Eligible Person" to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion and the Vendor's decision as to whether a person is an "Eligible Person" shall be final and binding on the Purchaser.

3. 額外折扣

Extra Discount

買方可獲額外2%的售價折扣優惠，並即時在售價上扣減。

Purchaser will be offered an additional 2% discount from the Price. The discount will be deducted from the Price directly

(4) (iii) 購買期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

1. 見第 4(i) 及 4(ii) 段。

See paragraphs 4(i) and 4(ii)

備註: Notes:

- (1) 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)而有關還款能力之要求包括但不限於供款與入息比率之上將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

- (2) 所有就購買期數中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨買賣合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。

All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchaser.

2. 任何下列住宅物業之買方於住宅物業買賣完成後，購買該指定住宅物業將可獲送以下贈品。本優惠受相關交易文件條款及條件限制。  
The Purchaser of any of the following residential properties will receive the following gifts after the completion of the sale and purchase of the residential property.  
This benefit is subject to the terms and conditions of the relevant transaction documents.

贈品 Gifts	層數 / 單位 Floor / Flat														
	3樓、5樓至7樓 3/F, 5/F - 7/F								8樓至12樓、15樓至20樓 8/F - 12/F, 15/F - 20/F						
	A	B	C	D	E	F	G	H	A	B	C	D	F	G	H
坐廁板 Washlet	1	1	1	1	1	1	1	3	1	1	1	2	1	1	3
濾水器 Water Purifier	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
平版電腦 Tablet	1	-	-	-	-	-	-	1	1	-	-	1	-	-	1
智能喇叭 Smart Speaker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
空氣監察器 Multi air sensor	3	3	2	3	2	3	3	5	3	3	2	4	3	3	5

備註：上表內之數字代表數量「-」代表不提供。

Remark: In the table above, numbers denotes the quantity and the symbol "-" denotes "Not Provided".

3. 延長保養欠妥之處優惠  
Extended Defect Maintenance Offer

若指明住宅物業或裝置、裝修物料及設備(定義見該指明住宅物業之買賣合約)有指明欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，在不損害買賣合約的原則下，買方可於相關住宅物業買賣的成交日期起計 12 個月內向賣方發出書面通知，要求賣方在合理地切實可行的範圍內儘快自費作出補救。如有任何爭議，賣方有最終決定權。惟此「延長保養欠妥之處優惠」僅屬於有關買方，並僅供買方享用及獲得。此「延長保養欠妥之處優惠」不得轉讓，亦不可轉移，並受其他條款及細則約束。

Without prejudice to the agreement for sale and purchase in respect of the specified residential property, the Purchaser may serve notice to the Vendor, within 12 months after the date of completion of the sale and purchase of the relevant residential property, requiring the Vendor at its own cost and as soon as reasonably practicable to remedy the specified defects to the specified residential property or the fittings, finishes and appliances (as mentioned in the agreement for sale and purchase) caused otherwise than by the act or neglect of the Purchaser. In case of any dispute, the decision of the Vendor shall be final. However, this "Extended Defect Maintenance Offer" is personal to the Purchaser and is to be enjoyed by the Purchaser only. This "Extended Defect Maintenance Offer" is non-assignable, non-transferable and subject to other terms and conditions.

4. 至優校園區換樓優惠  
Premium Campus Upgrade Benefit

買方如有就讀、曾經就讀、報讀或曾經報讀包括何文田或九龍塘區內之幼稚園、小學、中學或大專院校（“地區學校”），或有就讀、曾經就讀、報

讀或曾經報讀地區學校之親屬，即為合資格人士，可享有以下其中一項優惠(買方必須於簽署臨時買賣合約時決定選用以下(a)、(b)及(c)項所述其中一項優惠)：

Any Purchaser who is studying, studied, is enrolling or enrolled in any kindergarten, primary school, secondary school or tertiary institution in Ho Man Tin or Kowloon Tong district (“District School”) or who has any Relative studying, studied, enrolling or enrolled in any District School will be regarded as an “Eligible Person”, and shall be entitled to enjoy either one of the benefits set out below (the Purchaser must choose either one of the benefits as set out in (a), (b) and (c) below upon signing of the preliminary agreement for sale and purchase):

- (a) (i) 額外樓價 11.25% 現金回贈；及  
An extra 11.25% cash rebate on the purchase price; AND
- (ii) 代繳從價印花稅 (上限為樓價3.75%) 優惠  
“Ad Valorem Stamp Duty (maximum 3.75% of the purchase price)” Benefit

受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清相關樓價#)，賣方會代買方繳付所購之住宅物業的買賣合約所需繳付的從價印花稅(上限為樓價的 3.75%)。

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle the relevant payment(s)# according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser on the agreement for sale and purchase (of the relevant residential property) for the Purchaser (subject however to a cap of 3.75% of the purchase price).

或

- (b) (i) 額外樓價 7.5% 現金回贈；及  
An extra 7.5% cash rebate on the purchase price; AND
- (ii) 代繳從價印花稅(上限為樓價 7.5%)優惠  
“Ad Valorem Stamp Duty (maximum 7.5% of the purchase price)” Benefit

受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清相關樓價#)，賣方會代買方繳付所購之住宅物業的買賣合約所需繳付的從價印花稅(上限為樓價的 7.5%)。

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle the relevant payment(s)# according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser on the agreement for sale and purchase (of the relevant residential property) for the Purchaser (subject however to a cap of 7.5% of the purchase price).

或

- (c) 額外樓價 15% 現金回贈  
An extra 15% cash rebate on the purchase price

如買方選用上(a)項或(b)項或(c)項之優惠，買方須於付清樓價餘額之日前最少 30 日，向賣方(以賣方指定格式之申請表)書面申請「額外樓價11.25% 現金回贈」或「額外樓價7.5%現金回贈」或「額外樓價15%現金回贈」(視情況而定) 及提交賣方所要求的一切資料。賣方將在收妥並核實買方就有關申請提交的申請表及所有資料後，於成交時將有關現金回贈直接用於支付部份樓價餘款。

If the Purchaser chooses the benefit set out in (a) or (b) or (c) above, the Purchaser shall submit a written application (in the Vendor’s prescribed application form) for “An extra 11.25% cash rebate on the purchase price” or “An extra 7.5% cash rebate on the purchase price” or “An extra 15% cash rebate on the purchase price” (as the case may be) and all information as required by the Vendor at least 30 days before the date of full settlement of the balance of the purchase price.

Upon the Vendor's receipt and verification of the application form and all information submitted by the Purchaser in support of the application, the Vendor will apply the relevant cash rebate as part payment of the balance of the purchase price directly upon completion.

為免疑慮，如買方選用以上(a)項或(b)項之優惠，賣方在代買方繳付從價印花稅(受限於相關的上限)後，賣方對買方關於「代繳從價印花稅(上限為樓價 3.75%) 優惠」或「代繳從價印花稅(上限為樓價 7.5%)優惠」(視情況而定)代買方繳付從價印花稅的責任將完結。即使樓價日後有更改(不論是否因買方日後申請更改支付辦法獲得賣方同意或其他原因)，賣方亦無須向買方代繳任何進一步的印花稅。

For the avoidance of doubt, if the Purchaser chooses the benefit set out in (a) or (b) above, after the Vendor has paid the Ad Valorem Stamp Duty (subject to the relevant cap) for the Purchaser, the Vendor's obligation to the Purchaser under the "Ad Valorem Stamp Duty (maximum 3.75% of the purchase price)" Benefit or the "Ad Valorem Stamp Duty (maximum 7.5% of the purchase price)" Benefit (as the case may be) to pay the Ad Valorem Stamp Duty for the Purchaser will be discharged. Even if there is a change in the purchase price in the future (whether due to the Purchaser's application to change the Terms of Payment which has been approved by the Vendor or other reason), the Vendor is no longer required to pay any additional Ad Valorem Stamp Duty for the Purchaser.

「親屬」就任何個人而言，指其之配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、祖父母或外祖父母、孫子女或外孫子女、兄弟姊妹、伯叔父、舅父、姑母、姨母、侄、甥、侄女或甥女，惟買方必須已出示令賣方滿意之有效證明文件證明親屬關係。

"Relative", in relation to an individual, means a spouse, parent, child, parent-in-law, child-in-law, grandparent, grandchild, sibling, parent's sibling, nephew or niece of that individual Provided That the Purchaser has provided relevant supporting documents to the satisfaction of the Vendor to prove the relationship.

何文田及九龍塘區指位處「何文田」及「九龍塘」分區計劃大綱圖所覆蓋之範圍。買方在簽署臨時買賣合約前須提供令賣方滿意的證明文件證明其為「合資格人士」，賣方就相關買方是否「合資格人士」有絕對決定權，而賣方之決定為最終及對買方具有約束力。

Ho Man Tin and Kowloon Tong districts refer to the areas covered by the Ho Man Tin and Kowloon Tong outline zoning plans. The Purchaser shall before signing of the preliminary agreement for sale and purchase provide evidence for proof of being an "Eligible Person" to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion and the Vendor's decision as to whether a person is an "Eligible Person" shall be final and binding on the Purchaser.

# 以賣方代表律師實際收到款項日期計算。

# Subject to the actual date of payment(s) received by Vendor's solicitors.

#### 5. 新生嬰兒獎勵現金回贈 "Newborn Baby Bonus" Cash Rebate

如買方付清所購指明住宅物業之樓價餘款及在所有方面履行和遵守臨時買賣合約及其後之正式買賣合約內一切的條款及條件(必須嚴格遵行所有時間限制)，賣方將提供港幣\$20,000之新生嬰兒獎勵現金回贈(「現金回贈」)予買方。現金回贈將於成交時直接用於支付部份樓價餘款，並受其他條款及細則約束。

If the Purchaser shall settle the balance of the purchase price of the specified residential property purchased and perform and comply with in all respects the terms and conditions of the preliminary agreement for sale and purchase and the subsequent agreement for sale and purchase (in respect of which time shall be of the essence), the Vendor will provide HK\$20,000 as "Newborn Baby Bonus" Cash Rebate ("Cash Rebate") to the Purchaser. The Cash Rebate will be directly applied as part payment of the balance of the purchase price upon completion and is subject to other terms and conditions.

(4) (iv) 誰人負責支付買賣期數中的指明住宅物業的有關律師費及印花稅:

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase:

1. 如買方選擇由賣方律師代表買方處理其購買期數中的指明住宅物業的所有法律文件，賣方將支付買方於買賣合約及轉讓契的法律費用(不包括雜費，雜費須由買方支付)。  
If the Purchaser instructs the Vendor's solicitors to act for him in respect of all legal documentation in relation to the purchase of the specified residential property in the Phase, the Vendor will bear such solicitors' legal fees in respect of the agreement for sale and purchase and the subsequent assignment (excluding disbursements, which shall be paid by the Purchaser).
2. 如買方選擇由其他律師(即非賣方律師)於買賣期數中的指明住宅物業代表買方，買賣雙方必須各自承擔其買賣合約及轉讓契的法律費用。  
If the Purchaser chooses to instruct his own solicitors (other than the Vendor's solicitors) to act for him in respect of the purchase of the specified residential property in the Phase, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the subsequent assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(4) (v) 買方須為就買賣期數中的指明住宅物業簽立任何文件而支付的費用:

Any charges that are payable by a Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase:

製作、登記及完成有關期數的分公契及管理協議(「公契」)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購物業的按揭(如有)之法律及其他費用及開支及其他有關所購物業的買賣文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Sub-Deed of Mutual Covenant and Management Agreement in respect of the Phase (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

- (5) 賣方已委任地產代理在期數中的指明住宅物業的出售過程中行事:  
The Vendor has appointed estate agents to act in the sale of any specified residential property in the Phase:

中原地產代理有限公司 CENTALINE PROPERTY AGENCY LIMITED  
世紀 21 集團有限公司及旗下特許經營商 CENTURY 21 GROUP LIMITED AND FRANCHISEES  
香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED  
香港(國際)地產商會有限公司 HONG KONG (INTERNATIONAL) REALTY ASSOCIATION LIMITED  
香港地產代理商總會有限公司 HONG KONG REAL ESTATE AGENCIES GENERAL ASSOCIATION LIMITED  
美聯物業代理有限公司 MIDLAND REALTY INTERNATIONAL LIMITED  
利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED  
第一太平戴維斯(香港)有限公司 SAVILLS (HONG KONG) LIMITED  
景鴻環球集團有限公司 EK INTERNATIONAL HOLDINGS LIMITED  
基業國際地產有限公司 SMART SKY REALTY AGENCY COMPANY LIMITED  
友和地產有限公司 UNITED PROPERTIES LIMITED  
金港物業有限公司 GOLDEN HARBOUR PROPERTY LIMITED  
尚加地產代理有限公司 A KA PROPERTY AGENCY LIMITED  
迎富地產代理有限公司 EASYWIN PROPERTY AGENCY LIMITED  
喜洋置業有限公司 Cheers Real Estate Limited

請注意: 任何人可委任任何地產代理在購買期數中的指明住宅物業的過程中行事, 但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the Phase. Also, that person does not necessarily have to appoint any estate agent.

- (6) 賣方就期數指定的互聯網網站的網址為: [www.128waterloo.com.hk](http://www.128waterloo.com.hk)  
The address of the website designated by the Vendor for the Phase is: [www.128waterloo.com.hk](http://www.128waterloo.com.hk)